














Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/YR Price	Comments	Contact
	Tacoma Art Museum Building 1123 Pacific Ave Tacoma, WA		26,804	\$5,500,000	<ul style="list-style-type: none"> Newly renovated building with historic Class A finishes Can supply 3/1000 parking ratio Within walking distance of public transportation and other amenities 	Tom Brown 253.779.2427
			25,000 (Div. to 6,000)	\$16.00 NNN		Eric Cederstrand 253.779.2428
	Columbia Bank Center 1301 A St Tacoma, WA	5th Flr	21,308	Call for rate	<ul style="list-style-type: none"> Newer construction featuring efficient mechanical and technological infrastructure Large windows throughout Class A build out Ample on-site and off-site parking Professionally managed 3rd Floor divisible to 4,000 SF 	Chris Highsmith 253.779.2402
		4th Flr	21,307			
		2nd Flr	9,964			
		3rd Flr	9,803 Div 3,000			
		650	3,008	Call for rate	<ul style="list-style-type: none"> Sublease space; 10-12 offices 	Mike Hickey 253.779.2401
	Former Tacoma Design Center 102 S 26th St Tacoma, WA		15,800	\$14.00 NNN	<ul style="list-style-type: none"> Landlord offering BTS for the right tenant 12' ceilings; 2 grade-level doors Surface parking lot with 27 parking stalls Cnr Pacific Ave & 26th St, Easy freeway access Conveniently located along Light Rail route 	Eric Cederstrand Tom Brown Amanda Bruce 253.779.8400
	Tacoma Financial Center 1145 Broadway Plaza Tacoma, WA	800	12,000 LEASED	\$27.00 FS	<ul style="list-style-type: none"> 15 story building Ample parking Located in the heart of downtown Tacoma Views of Mt. Rainier, the Olympics and Cascade mountain ranges and Commencement Bay 	Bruce Valentine 253.779.2400
		100	7,338			Denise Davis 253.779.2423
		600	6,916			
		104	2,477			
		150	1,962			
		101	1,009			
		1080	1,000			
	1362	537				

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	6430 Tacoma Mall Blvd Tacoma, WA	Building	9,070	<u>Sale</u> \$1,599,000	<ul style="list-style-type: none"> • Convenient mixed use 2-story building • Great location close to Tacoma Mall with convenient access to I-5 • Building signage opportunities with great visibility • Ample parking in back of building • ADA access 	Debbie Gallinatti 253.779.2430
		102 / 1 st Flr	1,388	<u>Lease</u> \$18.00 Gross		
		1 / 2 nd Flr	1,388			
		3 / 2 nd Flr	1,265			
	Sussman Building 2156 Pacific Ave Tacoma, WA	3 rd Flr	7,000	\$18.00 NNN	<ul style="list-style-type: none"> • Great downtown location • Easy access to freeway and bus transit • Single user or can demise • Private adjacent parking lot (46 stalls) 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Commerce Building 950 Pacific Avenue Tacoma, WA	800	6,913	\$21.50 FS	<ul style="list-style-type: none"> • Class A tenant improvements • Expansive views of Puget Sound • Covered skybridge to City parking garage • Fiber optics in building • Central downtown location • Pacific Avenue exposure 	Denise Davis 253.779.2423 Briana Hickey 253.779.2424
		900	3,443			
		1220	3,286			
		1020	898			
		625	736			
		520	612			
		207	530			
	1201 Pacific Ave Tacoma, WA	2050	4,300	\$30.00 FS	<ul style="list-style-type: none"> • Prime 20th floor in Tacoma's largest Class A office tower • Efficient office layout with large window-lined private offices • Convenient freeway access to I-5, I-705 & SR-509 • Spectacular views of Mt. Rainier, Puget Sound and Thea Foss Waterway 	Briana Hickey 253.779.2424 Mike Hickey 253.779.2401 Chris Highsmith 253.779.2402

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	Kress Building 932 Broadway Tacoma, WA	Atrium	3,000-1,000	\$13.50 Gross	<ul style="list-style-type: none"> Secured parking available Updated lobby restoration Transportation hub across the street Located on Broadway in the center of the Farmer's Market 	Tom Brown Eric Cederstrand Amanda Bruce 253.779.8400
	On Broadway Building 1142 Broadway Tacoma, WA	220	2,883	\$16.00 FS	<ul style="list-style-type: none"> Class A finishes Desirable location 	Michael Roy 206.787.1470
		400	2,861	\$22.00 FS	<ul style="list-style-type: none"> Easy access to I-705, I-5 & Tacoma light rail Suites 220, 310 and 400 can be combined internally 	Nick Ratzke 253.779.2414
		210	986	\$16.00 FS	<ul style="list-style-type: none"> Full 5% to OSB 	
	Atrium Court Office Condos 705 S 9 th St Tacoma, WA	305 306	2,370	\$650,000	<ul style="list-style-type: none"> Current Build-out: 8 offices, 3 bathrooms, storage room, break room and reception area 4 shared conf rooms in building, secured after-hours access, elevator, quality building finishes, beautiful view, opportunity for additional parking Near courthouse, Tacoma CBD and I-5 access 	Amanda Bruce 253.779.2434 Nick Ratzke 253.779.2414
	225 Tacoma Ave S Tacoma, WA		2,300	<u>Sale</u> \$650,000	<ul style="list-style-type: none"> Perfect Owner/User Office Building in Tacoma's Stadium District 5 Private offices, 2 conference rooms, 3 restrooms (1 ADA accessible) In Stadium District and next to Wright Park 6 Dedicated parking spaces Complete building remodel - including mechanical systems 	Joel Jones 253.779.2422
				<u>Lease</u> \$25.75/SF		Pam Amann 253.779.2431
	First Tower 621 Tacoma Ave S Tacoma, WA	311	1,278	\$14-\$16 Gross	<ul style="list-style-type: none"> All new interior Individual HVAC controls Tenant signage on building (at tenant's expense) Completely ADA-accessible Public bus stop at door, Secure bike parking Close to Wright Park, restaurants, museums, Grand Cinema, County and City government 	Debbie Gallinatti 253.779.2430
		503	943			
		502	209			
		312	163			
		313	163			